

MILFORD PLANNING BOARD PUBLIC HEARING
January 25, 2016 Community Development Meeting Room, 6:30 PM

Members Present:

Chris Beer, Chairman
Janet Langell
Doug Knott, Alternate member
Susan Robinson, Alternate member

Staff:

Lincoln Daley, Community Development Director
Shirley Wilson, Recording Secretary

PUBLIC HEARING

1. In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:
 - A. Revisions to Article X, Administrative Relief, Section 10.02.3.A.3 to further clarify the Special Exception criteria relative to the calculation and maximum permitted size of a home occupation. The amendments also seek to revise Article IV Definitions, Section 4.01.0 Purpose by adding a new definition for the term, Floor Area, Gross.
 - B. Revisions to Article IV Definitions, Section 4.01.0 Purpose relative to the definition for Accessory Dwelling Units and adding a new definition for the term, Floor Area, Gross. The amendments also seek to revise Article X Administrative Relief, Section 10.02.6.A.1.c relative to the calculation and maximum permitted size of an accessory dwelling unit.

Chairman Beer called the public hearing to order at 6:30PM. He then read the notice of hearing into the record and read the amended language for Section 4.01.0 *Floor Area, Gross*.

J. Langdell noted that Lincoln had reached out to the ZBA to see if they had any concerns with striking the second line in the definition. L. Daley verified that he did not received any response. C. Beer stated that he received an email from a ZBA member who was just looking for what the changes were and did not have any objections. A brief discussion about communication between boards ensued.

S. Robinson inquired about what was included in the calculations. C. Beer stated that everything inside or in between the walls would be included in the calculation of 700SF for an ADU. It will include closets, hallways, stairways, and bathrooms; what is not included would be porches, decks, and exterior areas such as an open courtyard. J. Langdell asked if this was a change from current practice now in the building department. L. Daley replied that this is consistent with how it is calculated now. J. Langdell explained that the change from current practice came in with the porch area and that is why we wanted to remove that sentence. S. Robinson said she understood and agreed. L. Daley noted that this definition applies to both home occupations and accessory dwelling units.

Chairman Beer opened the discussion to the public; there being none, the public portion of the meeting was closed.

J. Langdell made a motion to post and publish all identified amendments as stated in the notice of posting, to the March, 2016 warrant. D. Knott seconded and all in favor. The motion carried by a vote of 4-0-0.

J. Langdell made a motion to adjourn the meeting. S. Robinson seconded and all in favor. The meeting was adjourned at 6:40PM.

MINUTES OF THE JAN 25, 2016 PLANNING BOARD PUBLIC HEARING APPROVED FEB 23, 2016

Motion to approve: J. Langdell

Motion to second: D. Knott